



Property Highlights

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|-----------------|--|----------|---|
| Number of Rooms | 5 | Bedrooms | 2 |
| Key Features | <ul style="list-style-type: none">• Required annual earnings £23,850• End-terraced house• Modern interior• Council tax band A | | |

RENT

£795 P.C.M.

+ £795 Deposit

IRVINE PLACE, KILSYTH

Beautifully presented **two bedroom end-terraced house** on Irvine Place in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property is in immaculate condition throughout and benefits from a front and a rear garden. Internally there is a lounge, fitted kitchen, two double bedrooms and a bathroom. Externally, there is a front and a rear garden with a decking area, a shed and storage units.

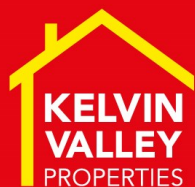
Early viewing is advised to avoid disappointment.



Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH

Tel: 0800 133 7775 Email: lettings@kvps.co.uk Website: www.kvps.co.uk

LARN: 1903064 / LRN: 537685/320/31012 / REFERENCES REQUIRED / EPC D / COUNCIL TAX BAND A



ENTRANCE

From the roadside, you proceed to the front entrance of number 13.

LOUNGE/DINING

Contemporary lounge with modern décor and laminate flooring. Windows to the front, allowing plenty of light into this bright room. Ample space for dining and living room furniture.

KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hob and hood. Two storage cupboards and a door providing access to the rear garden.

BEDROOM 1

Principle double bedroom with windows overlooking the front garden and a carpeted floor area. There is a corner cupboard, providing excellent storage. Ample space for furniture.

BEDROOM 2

Well proportioned double bedroom with a carpeted floor area and a window overlooking the rear garden. Ample space for furniture.

BATHROOM

Contemporary bathroom with a shower over the bath, wash hand basin in vanity unit and W.C. Textured glass window to the rear. Tiled walls and vinyl flooring.

GARDENS

There is a front and a rear garden with a decking area and a shed and several storage units, offering ample outdoor storage space.

HEATING & DOUBLE GLAZING

Gas central heating. The property benefits from full double glazing.

PROPERTY SUMMARY

A modern two bedroom end-terraced house on Irvine Place in Kilsyth. The property benefits from it's immaculate interior and from having a front and a rear garden. Early viewing is advised to avoid disappointment.

AREA SUMMARY

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schooling and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station provides a regular link with Glasgow, Edinburgh and Stirling on to north & south. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.



Property will be let on a Private Residential Tenancy (PRT). Deposit required for property will be a minimum of 1 months rent and a maximum of 2. It is fully payable in advance of referencing and will be held during the tenancy by Safe Deposits Scotland. Rent is charged per calendar month and payable in advance each month by standing order.

Photographs: These are reproduced and included for general information and it must not be inferred that any item is included as part of any tenancy agreement associated with this property.

This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up with rent payments.

Viewings

Apply online, by appointment only through

Kelvin Valley Properties

Please visit our website:

www.kvps.co.uk

or email us at

lettings@kvps.co.uk



Post Code for Sat Nav

G65 9AX